



Westfield-Washington  
Advisory Plan Commission  
Second Monthly Meeting  
October 18, 2010  
1010-DP-10 & 1010-SIT-08

**Petition Number:** 1010-DP-10 & 1010-SIT-08

**Subject Site Address:** 510 Enterprise Drive

**Petitioner:** Bakx Real Estate LLC

**Representative:** Michael L. DeBoy, Scott Eiker

**Request:** Development Plan and Site Plan Review for a proposed 4,096 square-foot building addition.

**Current Zoning:** Enclosed Industrial (EI)

**Current Land Use:** Industrial/Office

**Approximate Acreage:** 1.679 acres

**Exhibits:**

1. Staff Report
2. Aerial Location
3. TAC Letters
4. Petitioner's Plans

**Staff Reviewer:** Andrew Murray

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**Petition History**

This petition appeared before the Technical Advisory Committee on September 21, 2010, and it received a public hearing at the October 4, 2010 Advisory Plan Commission meeting.

**Procedural**

- Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.



### **Project Description**

The proposed development plan is for a 4,096 square-foot addition to AAFCO Machine Sales' existing structure (the "Project"). The subject property is Lot 12 in the Alpha Tau Business Park at 510 Enterprise Drive (the "Property"). The Property is located at the Northwest corner of the intersection of Enterprise Drive and Commerce Drive. The Property is located in the Enclosed Industrial (EI) District.

The addition is to be located on the Northeast corner of the existing structure and is to have an overhead loading berth on its West face. The primary building materials are concrete masonry units (CMU's) and metal siding with the exterior matching the existing structure. The overall purpose for the addition is to provide additional space for the current operation of the facility.

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### **Development Requirements** (WC 16.04.165 C)

#### **1. Zoning District Standards**

##### Industrial Districts (WC 16.04.060)

A. Not Applicable to this Petition

B. Enclosed Industrial (EI)

B1. Permitted Uses

"Assembly, Repair & Manufacture of Light Component Parts" – Compliant

B2. Special Exceptions

Not Applicable to this Petition

B3. Minimum Lot Size - 3.0 acres

1.679 acres - Compliant (per variance 97-V-7)

B4. Minimum Road Frontage - 70'

Approximately 210' - Compliant

B5a. Minimum Front Yard Setback - 40'

Exceeds 40' - Compliant



B5b. Minimum Side Yard Setback (East) - 20' or 40' if abutting a street or road

Exceeds 40' - Compliant

B5b. Minimum Side Yard Setback (West) - 20' or 40' if abutting a street or road

Exceeds 20' - Compliant

B5c. Minimum Rear Yard Setback - 20'

Exceeds 20' - Compliant

B5d. Minimum Lot Width at Building Line - None

Not applicable to this Petition

B6. Maximum Building Height - 60'

20' – Compliant

B7. Minimum Gross Ground Level Space - None

Not Applicable to the Petition

B8. Off- Street Parking (WC 16.04.120 2. J)

Existing parking spaces- Compliant

B9. Loading and Unloading Berths (WC 16.04.120 1., Bullet Point #2)

One loading berth for each 40,000 square feet or additional fraction thereof.

1 existing, 1 proposed- 11,186 sq. ft. - Compliant

C. Open Industrial - Not Applicable to this Petition

D. EI-PD- Not Applicable to this Petition

E. OI-PD - Not Applicable to this Petition



## **2. Overlay District Standards**

S.R. 32 Overlay (WC 16.04.075) - Not Applicable to this Petition

S.R. 32 Landscape Overlay (WC 16.04.077) - Not Applicable to this Petition

US 31 Overlay (WC 16.04.070) - Not Applicable to this Petition

## **3. Subdivision Control Ordinance**

The Subdivision Control Ordinance is not applicable to business or industry development (WC 16.04.010, R).

## **4. Development Plan Review (WC 16.04.165)**

### **D4a. Site Access and Site Circulation**

#### **1. Access Locations.**

Site access locations are not affected – Compliant

#### **2. Safe and Efficient movement to and from site.**

The proposed addition does not impact the vehicular and pedestrian movement-  
Compliant

#### **3. Safe and Efficient movement in and around site.**

The proposed addition does not impact the current circulation patterns- Compliant

### **D4b. Landscaping (WC 16.06.010)**

#### **General Landscape Design Standards (WC 16.06.040)**

A. Consultation – Compliant

B. Scale and Nature of Landscaping – Compliant

C. Clearance – Compliant

D. Materials - Compliant

E. Lines of Sight - Compliant



F. Energy Conservation - Compliant

G. Noise Reduction - Compliant

H. Stone and other inert materials should be clearly identified on Landscaping Plan – Not Applicable to this Petition

I. Trash and Loading Facilities- Compliant

J. Heating and Cooling Facilities - Compliant

K. Softening of Walls and Fences - Compliant

L. Detention/Retention Basins and Ponds - Compliant

On-Site and Street Frontage Landscaping Requirements (WC 16.06.050)

A. On- Site Standards

1. Yards, setback areas, and green space shall be landscaped with live vegetation – Compliant

2. Minimum Plantings for Industrial Uses – Shade Trees (minimum 5 per acre), Ornamental or Evergreen Trees (minimum 5 per acre), Shrubs (25 per acre)

Shade Trees – Required (2), Proposed (3) – Compliant

Ornamental/Evergreen Trees – Required (2), Proposed (4) - Compliant

Shrubs– Required (9), Proposed (9) - Compliant

Standards 3-8 of Section A are Not Applicable to this Petition.

B. Road Frontage Standards

1. Residential Developments – Not Applicable to this Petition

2. Non - Residential Developments where property abuts any ROW, shall have at least one shade tree per 40 linear feet of road frontage – Required (3), Proposed (3) – Compliant

3. Shade trees planted along road frontage shall be outside drainage and utility easements – Compliant (New shade trees are not located inside the Utility Easement)

Buffer Yard Requirements (WC 16.06.060)



Not Applicable to this Petition

Parking Area Landscaping (WC 16.06.070)

Not Applicable to this Petition

D4c. Lighting (WC 16.07.010)

E. General Light Standards

E1. Fully shielded, directed downward – Compliant

E2. Directed away from reflective surfaces – Compliant

E3. Directed away from adjacent property and ROW- Not Applicable to this Petition

(Not reviewed at the plan review stage, but are measured and monitored by Building Code Enforcement)

E4. Max Pole Height- Not Applicable to the Petition

E5. Fixtures meeting building code – Not Applicable to this Petition

(Not reviewed at the plan review stage, but are measured and monitored by Building Code Enforcement)

F. Multi-Family Residential, Commercial and Industrial Standards

F1. Light emitting surface not visible from residential area or ROW – Not Applicable to this Petition

(Not reviewed at the plan review stage, but are measured and monitored by Building Code Enforcement)

F2. Foot-candle measurements shall not exceed 1.0 at all other non-residential property lines – Compliant

F3. Shield, adjustable reflector & non-protruding diffuser – Compliant

F4. Under canopy lights that are recessed - Not Applicable to this Petition

F5. Under canopy and under awning lights shall not illuminate canopy and awning itself – Not Applicable to this Petition



F6. Parking area lighting turned off within 30 minutes of closing or no later than 11 PM – Not Applicable to this Petition

F7. Outdoor sports/recreation facilities shall have no illumination after 11 PM – Not Applicable to this Petition

G. Sign Lighting – Not applicable to this Petition

D4d. Signs (WC 16.08.010)

Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.

D4e. Building Orientation

1. Finished facade- visible from public street or adjoining Residential District.  
CMU & Metal Siding- Compliant
2. Loading spaces- shall not be visible from a public street or adjoining Residential District.  
Loading space is not visible from public street- Compliant
3. Outside storage- not permitted between building line and ROW or adjoining Residential District.  
None proposed – Compliant
4. Mechanical equipment- completely enclosed  
Ground mounted concrete condenser pad - Compliant

D4f. Building Materials (applicable to facades visible to a public street or adjoining Residential District).

1. Brick or masonry material (architectural concrete, pre-cast concrete, EIFS, or stone).  
Architectural concrete (CMU- split face block, score block) – Compliant
2. If a masonry material is used, facade must be supplemented with multiple colors, multiple textures, or architectural elements.  
CMU (split-face block, scored block) and metal siding - 3 textures - Compliant



3. Primary exterior material shall be 60% of wall area (exclusive of window and doors).  
Metal siding > 60% of wall area- Compliant

## **5. Comprehensive Plan Compliance**

The Property is located in Alpha Tau. According to the Land Use Classifications in the 2007 Westfield - Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is classified as a business park land use (p. 23). The Property use is a permitted land use that follows the recommended development policies, which is currently an appropriate land use that follows the recommended development policies for business parks (p. 56-58). The proposed plans are in compliance with the Comprehensive Plan.

## **6. Street and Highway Access**

The proposed expansion does not require any new vehicular access points. Existing access points are unchanged.

## **7. Street and Highway Capacity**

There is sufficient capacity to safely and efficiently accept traffic through adjacent roads and highways of the proposed site.

## **8. Utility Capacity**

There is sufficient capacity and availability of utilities to accommodate the Project.

## **9. Traffic Circulation Compatibility**

The proposed expansion will not change the traffic patterns onsite, within the business park, or in the general area.

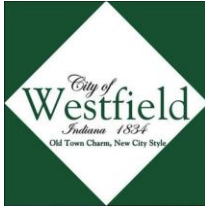
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## **Public Policy**

### **Westfield Thoroughfare Plan**

Enterprise Drive is classified as a "Local" Roadway. The standards corresponding with this classification involve off-street parking, street trees, and underdrains (p. 5-4). The plans submitted are compliant with the Westfield Thoroughfare Plan.





#### Park & Recreation Master Plan

The Park & Recreation Master Plan does not include recommendations regarding the subject property.

#### Water & Sewer System

The Property is currently on the City's water and sewer systems. Capacity is not a concern, according to the Westfield Public Works Development and Construction Division.

#### Annexation

The Property is within the corporate boundaries of the City of Westfield.

#### Well Head Protection- Ord. 05-31

The Project does not fall within a Westfield Wellhead Protection Zone, according to the Hamilton County Surveyor's Office.

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#### Staff Recommendation

1. Approve 1010-DP-10 & 1010-SIT-08 with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of a building permit.

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**APM**